

CK Catawba, LLC  
301 S. College Street  
Suite 2800  
Charlotte, NC 28202

May 4, 2006

**Re: Rezoning Petition 2006-084**

Dear Neighbor:

As you may be aware, CK Catawba, LLC has applied to rezone a small portion of property off Wilkinson Boulevard under the Charlotte Planning Commission's petition number 2006-084. The purpose of the rezoning request is to allow a small (2.65 acres) portion of R3-LWCA land to match up with the adjoining 112 acres of I-1 (CD) LWCA and I-2 land.

We feel this request makes sense because the R3-LWCA land under consideration is cut off from the other similarly zoned portion of property by a 50' wide Piedmont Natural Gas pipeline easement. A description of the property is on the back of this letter for your review.

If you have any questions or comments on this request, the petitioner will be available at a community meeting to be held on May 16<sup>th</sup> from 6:30 pm – 8:00 pm. The location of the meeting will be at the Police and Government Services Center at 4150 Wilkinson Boulevard. A representative of CK Catawba, LLC will be there to answer any questions you might have concerning this request. Alternatively, you can visit the City's web site at [www.charmeck.org](http://www.charmeck.org) for further information on this petition.

We look forward to answering any questions you might have at that meeting.

Sincerely,

CK CATAWBA, LLC

cc: Tammie Keplinger – Planning Commission

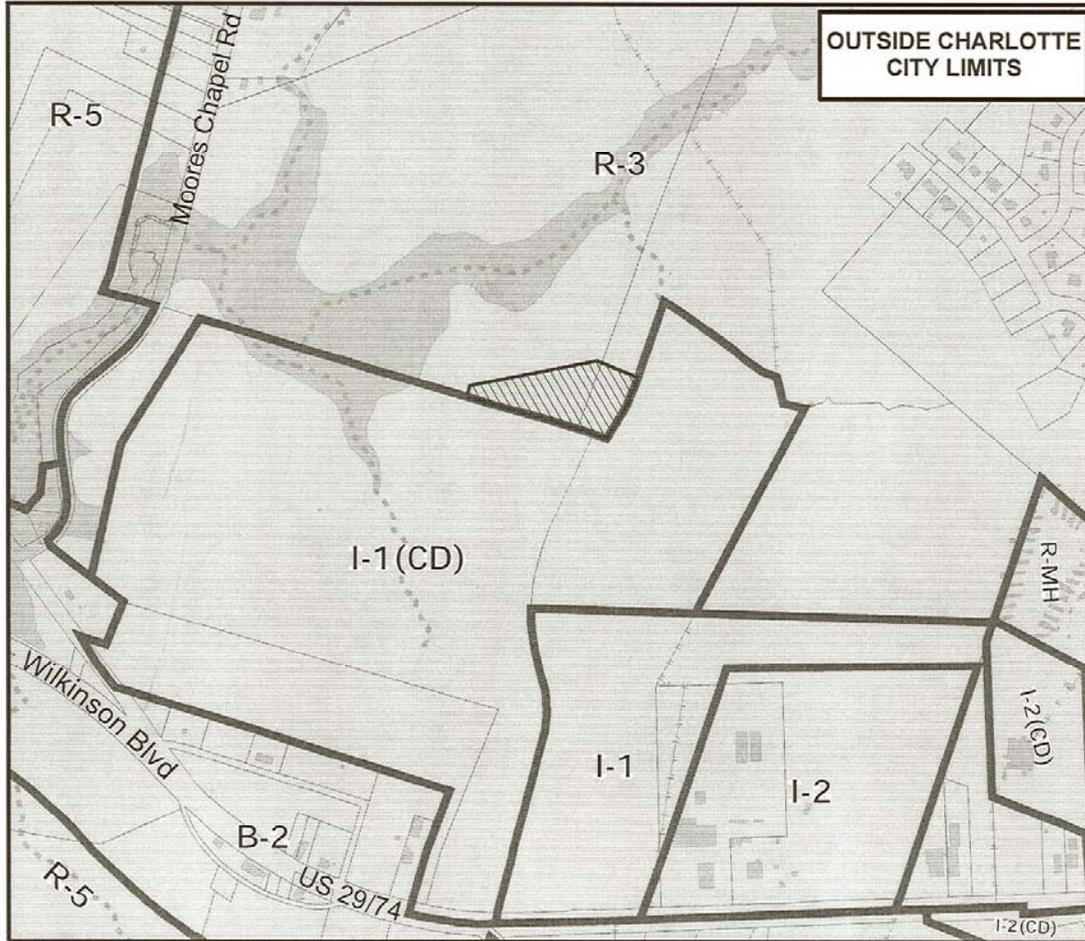
Petition #: **2006-084**

Petitioner: CK Catawba, LLC

Zoning Classification (Existing): R-3 LWCA  
(Single-family residential, up to 3 dwelling units per acre, Lake Wylie Critical Area)

Zoning Classification (Requested): I-1 (CD) LWCA  
(Light industrial, conditional, Lake Wylie Critical Area)

Acreage & Location : Approximately 2.65 acres located on the north side of  
Wilkinson Blvd east of Moores Chapel Rd



0 125 250 500 750 1,000 Feet

Zoning Map #(s) **84**

Map Produced by the  
Charlotte-Mecklenburg Planning Commission  
03-29-2006

	Requested I-1 (CD) LWCA from R-3 LWCA
	Existing Building Footprints
	FEMA flood plain
	Existing Zoning Boundaries
	Watershed
	Charlotte City Limits
	Lakes and Ponds
	Creeks and Streams

**CK CATAWBA, LLC**  
**REZONING – PETITION NUMBER 2006-084**  
**COMMUNITY MEETING MINUTES**  
**May 16, 2006**

Meeting began at 6:30 pm and adjourned at 8:00 pm. This meeting was held for nearby property owners to discuss concerns/interests of the rezoning of 3.06 acres from R-3 to I-1 (CD) located on the north side of Wilkinson Boulevard east of Moores Chapel Road.

- Attendees:**
- Larry Siglar - 3433 Farr Hill Road, Charlotte, NC 28214
  - Wilma Parrott - 3114 Channel View, Belmont, NC 28012

**CONCERNS**

Larry Siglar

- Larry was concerned that there would be truck traffic through his neighborhood. He was told that traffic will only enter/exit project from Wilkinson Boulevard.
- Larry lives in the nearby Westmoreland neighborhood. This area is currently on a septic system. He was hoping to come on board with the City's sewer system.

Wilma Parrot

- Wilma owns land nearby and has a 30' easement next to U-Haul. She was concerned about an easement she has across tax parcel 0532101, which is not affected by this rezoning request.

**GENERAL INTERESTS**

- What type of development will be on this property?
- How will this affect access of nearby property?

REZONING COMMUNITY MEETING  
MAY 16, 2006

ATTENDEE SIGN-IN SHEET

Name	Address	Phone #	E-Mail Address
LARRY SIGLAR	3433 FARR HILL RD. 28214	704-392-2763	LSIGLAR@CAROLINA.PR.COM
Wilma Barrott	3114 Channel View <del>28012</del>		
	Belmont, D.C. 28012		